

This instrument was prepared by:
Thomas G. Owings
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1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

Send Tax Notice To:
Paul B. Smith
4265 Hwy 18
Montevallo, AL 35115

State of Alabama §
 §
Shelby County § **Warranty Deed**
 § **Joint Tenants with Right of Survivorship**

Know All Men By These Presents:

That in consideration of **One Hundred Thousand and NO/100 Dollars (\$100,000.00)**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Adam Blake Patterson, a single man, whose address is 629 Co. Rd. 242, Thorsby, AL 35171**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto **Paul B. Smith, whose address is 4265 Hwy 18, Montevallo, AL 35115, S. Luke Smith, whose address is 143 Steves Road, Brierfield, AL 35035 and James Bradford Smith, whose address is 4323 Highway 18, Montevallo, AL 35115**, to be held as **Joint Tenants with Right of Survivorship**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 24 North, Range 13 East, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section and proceed in an Easterly direction along the South line of said 1/4-1/4 Section for 400 feet to a point; thence turn left and proceed Northerly and parallel to the East line of said 1/4-1/4 Section for a distance of 828 feet to a point; thence turn left and proceed in a Westerly direction and parallel to the South line of said 1/4-1/4 Section for 350 feet, more or less, to a point on the East line of said 1/4-1/4 Section; thence turn left and run in a Southwesterly direction along the West line of said 1/4-1/4 Section for 240 feet, more or less, to a point where the West line of said 1/4-1/4 Section deflects left in a Southerly direction; thence continue to run the West line of said 1/4-1/4 Section in a Southerly direction back to the point of beginning of the above described parcel of land, situated in Shelby County, Alabama. (PARCEL ID #35-3-06-001-019.000)

AND

A parcel of land, situated in the Northeast corner of Section 12, Township 24 North, Range 12 East described as follows: Begin at the Northeast corner of said Section 12 and proceed in a Northwesterly direction along the North boundary line of said Section a distance of 330.0 feet, said North boundary line of said Section making an angle of 64 degrees 27 minutes to the left from the East boundary line of said Section: Thence at an angle of 115 degrees 33 minutes to the left and parallel to the East boundary line of said Section run a distance of 272.1 feet; Thence at an angle of 113 degrees 01 minutes to the left run a distance of 324.3 feet to the Point of Beginning, according to a survey made by Floyd Atkinson, Registry No. 1352, on the 12th day of March, 1962. (PARCEL ID# 36-1-12-0-001-002.000)

SOURCE OF TITLE: Instrument #1995-32322 and Instrument #20240920000294060

Grantor hereby certifies that the property herein being conveyed is not Grantor's homestead.

ADDRESS OF PROPERTY:

**314 Hwy 19 and Acreage
Montevallo, AL 35115**

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantees, as joint tenants, with right of survivorship, their heirs, successors, and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of October, 2024.

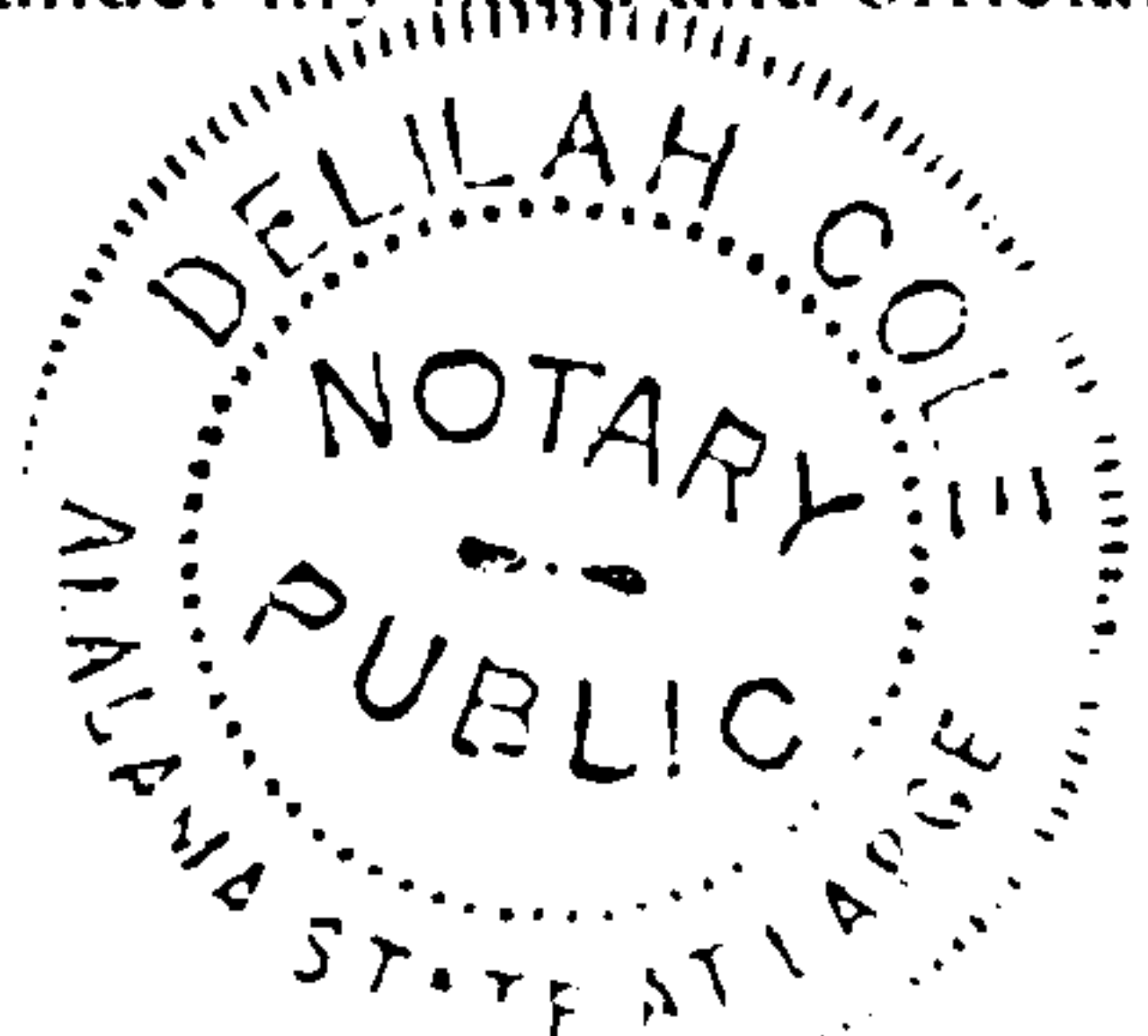
Adam Blake Patterson (Seal)
ADAM BLAKE PATTERSON

STATE OF ALABAMA

COUNTY OF Bibb§
§
§**GENERAL ACKNOWLEDGMENT**

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam Blake Patterson, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2024.



Delilah Cole
Notary Public
My Commission Expires: 1/19/2027

